



PLANNING AND DEVELOPMENT

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Mr Mike Atkinson
Watergrove cgi
1 Ramsden Road
Wardle
Rochdale
OL12 9LB
United Kingdom

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	24/00447/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 3 (nesting season), 4 (pre-commencement tree protection), 6 (pre-commencement drainage), 7 (pre-commencement contamination), 8 (pre-commencement levels), 9 (materials), 10 (windows and doors), 11 (pipework, meter boxes and flues), 12 (access from Heywood Old Road), 14 (biodiversity enhancement), 15 (boundary treatment), 16 (refuse/rycling stores), 17 (Cycle store), 21 (no external lighting) on planning permission 22/00845/FUL
Location:	Tapios , Heywood Old Road, Middleton, Rochdale, M24 4QG

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 3 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: No details have been provided in respect of this condition and as such it is not discharged.

- 4 No development (including demolition) shall take place until the trees that are to be retained within the site has been enclosed with temporary protective fencing and temporary ground protection has been fully installed in full accordance with the Tree Protection Plan ref. TR-01 rev.V1 and BS:5837:2012 'Trees in relation to design, demolition and construction'. The necessary protection measures shall be retained during the period of construction and throughout the installation of the temporary development hereby approved and no work, excavation, tipping, or stacking/storage of materials shall take place beyond such protective fencing during the construction period.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G1, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: The trees must be protected before any works are carried out.

Decision: The requirements of this condition relate to the implementation of agreed measures prior to works taking place. There is no requirement for the condition to be discharged.

- 6 No development other than the demolition of the existing building on site shall take place until such time as a scheme for the disposal of foul and surface waters from the site has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separately from foul water. The surface water drainage scheme should be based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions, and include details of how the scheme shall be managed after completion. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface and foul water from the site in accordance with the requirements of Policy G8 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works, these details are required prior to commencement of any building or engineering works on site.

Decision: The following plans/documents are accepted:

- **Drainage Layout drg 1324-900/P1 dated 25.04.2024**
- **Post Development Areas drg 1324-701/P1 dated 25.04.2024 Soakaway testing by Sub Surface Site Invest. Specialists. Report 7794C dated April 2024**
- **Drainage Strategy ref 1332/SJG dated 25th April 2024**
- **Drainage Layout including sewers surveyed**

To comply with the requirements of the condition, the development shall be carried out in accordance with the approved details.

- 7 No development other than the demolition of the existing building on site shall take place until an investigation and risk assessment (in addition to any assessment provided with the planning application) has been submitted to and approved in writing by the Local Planning Authority. The assessment shall investigate the nature and extent of any contamination on the site (whether or not it originates on the site). The assessment shall be undertaken by competent persons and a written report of the findings submitted to and approved in writing by the Local Planning Authority before any development takes place.

The submitted report shall include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - o human health,
 - o property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - o adjoining land,
 - o groundwaters and surface waters,
 - o ecological systems,
 - o archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s) to form a remediation strategy for the site.

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the buildings hereby approved are first occupied.

Reason: To ensure the safe development of the site in the interests of the amenity of future occupiers in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Further investigation will be necessary prior to commencement of any building or engineering works on site.

Decision: The submitted Phase II Site Investigation Report ref. 1324 rev. 1 dated December 2023 by Build Vision is accepted. The development shall be carried out in accordance with the site remediation strategy as set out in section 4 of the approved report in order to comply with the requirements of the condition.

A further submission will be required prior to the first occupation of the development in order to supply a validation report to demonstrate the effectiveness of any remediation works.

- 8 No development other than the demolition of the existing building on site shall take place until finished floor levels for the proposed buildings and finished ground levels across the site relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Reason for pre-commencement condition: An understanding of proposed levels in relation to existing levels is required prior to commencement of any relevant engineering operations on site.

Decision: The details of levels as set out on the plan 63831_TC_1A is accepted. The development shall be constructed in accordance with the approved details in order to comply with the requirements of the condition.

- 9 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or full specifications of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials, and where brick is proposed, details of the bond used. Development shall be carried out in accordance with the approved details.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of materials as set out on the plan 63831_TC_5A is accepted. Only the approved materials shall be used on the construction of the development to comply with the requirements of the condition.

- 10 Notwithstanding any description in the application, no above ground works shall take place until full product specifications for the windows, external doors, roof lights, and detailed designs of the window and door reveals, at a scale of not less than 1:50, to be used on the development hereby approved, have been submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed in accordance with the approved details thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of windows and doors as shown on the plan ref. 63831_TC_5A is accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 11 Notwithstanding any description in the application or approved plans, no above ground works shall take place until full details of the design and placement of any pipework, meter boxes or flues (as necessary) to be fixed to the dwellings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The approved measures shall be duly implemented and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: the details of pipework, flues and meterboxes as set out on the plans ref. 63831_TC_5A and 1324-900 are accepted. The development shall be carried out in accordance with the approved details in order to comply with the requirements of the condition.

- 12 No above ground works shall take place until a detailed design for the vehicular access from Heywood Old Road, including construction level drawings showing the visibility splay, levels, drainage strategy, lighting and materials (as necessary), has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details prior to the first occupation of the approved dwellings and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and the free flow of traffic and in accordance with Policies T2 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of the access as set out on the plan ref. 1324-902 by Build Vision is accepted. The development shall be carried out in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

- 14 No above ground works shall take place until a scheme of biodiversity enhancements for the site including, but not limited to, the provision of bird boxes, bird bricks, bat boxes and bat bricks to be integrated to the fabric of the buildings hereby approved, bug hotels, hibernaculum, wildflower seeding and hedgehog habitat (including provision of 'Hedgehog Highways') has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be implemented in full prior to first occupation of the dwellings and retained thereafter.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of biodiversity enhancement as set out on the plan ref. 63831_TC_5A is accepted. The development shall be carried out in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

- 15 Notwithstanding any details submitted as part of the application, no part of the development shall be occupied until details of the type, siting, design and materials to be used in the construction of boundaries, screens or retaining walls have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: In the interests of amenity and in compliance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Decision: The details of boundary treatments as set out on the plan ref. 63831_TC_5A is accepted. The development shall be carried out in accordance

with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

- 16 No part of the development shall be occupied until such time as details for the design of refuse/recycling bin store has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: The details of the bin storage facilities as set out on the plan ref. 63831_TC_6A is accepted. The storage facilities shall be constructed in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

- 17 No part of the development shall be occupied until such time as details for the design of the cycle store as shown on the approved site plan has been submitted to and approved in writing by the Local Planning Authority. The duly approved scheme shall be installed in complete accordance and made available for use prior to the approved development first being brought into use. The approved refuse and recycling scheme shall be retained as constructed for its intended use thereafter.

Reason: To ensure the provision of satisfactory and secure facilities for storage of refuse and in the interests of visual amenity in accordance with policy P3 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Decision: The details of the cycle storage facilities as set out on the plan ref. 63831_TC_6A is accepted. The storage facilities shall be constructed in accordance with the approved details prior to the first occupation of the development in order to comply with the requirements of the condition.

- 21 No external lighting shall be installed on the building or elsewhere on the site unless a scheme for such lighting has first been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be fully implemented.

Reason: In the interests of amenity and the conservation of protected species and in compliance with Policies P3, G9, DM1 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Decision: The details of external lighting as set out on the plan ref. 63831_TC_6A is accepted. The lighting shall be installed only in accordance with the approved details in order to comply with the requirements of the condition.

Yours faithfully,

Melanie Hale
Head of Planning Services